



Holly Trees, Alveston Road, Old Down,
South Gloucestershire, BS324PH

Internal Area (Approx)

227.7 Sq.M / 2451.1 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



'Holly Trees', Alveston Road, Old Down, South Gloucestershire BS32 4PH

Stunning! A one word description for the most beautiful gardens that stretch out behind this unique village home, totaling circa 1.0 acre overall. The current owners' green fingers' have created a rural paradise, filled with a wide variety of flowering plants, mature trees, fruit trees, vegetables and shrubs - with several distinct areas to sit and relax in privacy and seclusion. The gardens mix more formal areas with productive vegetable plots and an orchard behind, along with useful green houses and sheds/workshops. A leafy footpath runs across the rear, with rural rambles amongst the hedgerows, right from the back gate! Electric wrought-iron gates open inwards from the lane in front, leading across the driveway to a double garage (with inspection pit and electric roller door) and the front door. There are two main reception rooms, the dual-aspect drawing room at the front - complete with multi-fuel cast-iron stove - and a separate formal dining room behind, with a period fireplace. This opens out into a generous garden room/conservatory overlooking the gardens. A smart fitted kitchen (with granite counters and integrated appliances) leads through to a rear passage which connects to a second kitchen/utility space, the cloakroom and internally to the garage. There are four bedrooms in all, two on the ground floor adjacent to the family bathroom, plus two upstairs sharing a 'Jack-and-Jill' WC. Everything is presented 'just so' and a credit to the vendors. Old Down is a lovely village location, complete with a popular pub and a cricket club. Country walks lead off in all directions and the market town of Thornbury with all its facilities is just 2.3 miles away. A fantastic opportunity for someone seeking something special!

Situation

The village of Old Down is situated approximately 2.5 miles to the local centre of Thornbury, 1.2 miles to the south-west of Marlwood Secondary school (www.marlwood.com), 4.5 miles to the north of the M4/M5 interchange and 7.3 miles north of Bristol Parkway station. The neighbouring villages of Alveston and Olveston provide a good range of local shops. Old Down boasts an excellent public house, 'The Fox', a cricket club (www.olddowncricketclub.co.uk) and Old Down Estate country park (www.olddownestate.co.uk). It is surrounded by open countryside and woodland walks.

Property Highlights, Accommodation & Services

- Unique Detached Village Home
- Stunning Circa 1 Acre Plot Backing Onto Farmland
- Double Garage With Pit
- Two Workshops/Sheds With Power, Two Green Houses, Two Summer Houses And A Small 'Pavilion'
- Two Reception Rooms, Garden Room/Conservatory
- Smart Fitted Kitchen With Granite Surfaces And Integrated Appliances
- Second Kitchen/Utility Space, Cloakroom
- Four Bedrooms (Two Ground Floor, Two Upstairs), Family Bathroom
- Gas Central Heating, Upvc Double Glazing, Mains Drainage
- Country Views

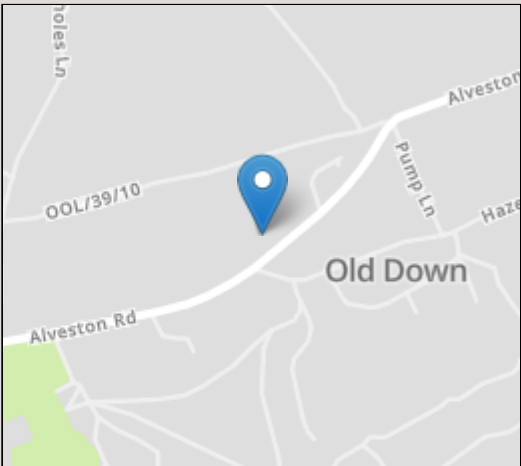
Directions

Travelling in a south-westerly direction along Alveston Road, 'Holly Trees' can be found on the right hand side, just before a turning opposite into The Down. If arriving for a viewing, turn in through the gates where there is ample parking and turning space.

Local Authority & Council Tax - South Gloucestershire - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: mil_thornburiesales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	2013

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk







Old Down



www.milburys.co.uk

